

#44

WHISPER VALEY PUD EXHIBIT D-1
RESIDENTIAL DISTRICT
SITE DEVELOPMENT REGULATIONS
(Base Zoning District LR-MU)

EXHIBIT "I"

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ¹
DISTRICT	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Minimum Lot Size	9,000 SF	6,300 SF 5,400 SF on OS	4,300 SF	3,150 SF	2,000 SF/Unit	1,200 SF/Unit	4,500	5,750
Minimum Lot Width ²	75	60	50	35	25	20	50	50
Minimum Lot Depth	115							
Front Loaded	120	105	100	Not permitted ¹	80	60	Not permitted ¹	
Rear Loaded	NA	100	90	90	80	60	90	
On Open Space	NA	90	90	90	80	60	90	
Maximum Height	35	35	35	35	45	45	45	40
Maximum Height Accessory Use	25	25	25	25				
Accessory Use Setback	5	5	3	0 or 3				
Minimum Front Yard								
Principal Structure	20	15	15	12	12	5	5	0 ³
Front Load Garage	20	20	20	Not permitted ¹	18	18		
Side Load Garage	15	15	10	Not permitted	10	10		
Porch	12	9	9	5	5	5		
Minimum Side Yard								
Interior Side	7.5	5	4	3	0	0	10	0
Corner Street Side	12.5	10	10	7.5	12	10	15	0
Minimum Rear Yard								
Principal Structure	20	15	15	5	15	15	5	5
Rear Loaded	NA	5	5	5	5	5	5	5
Side Drive Loaded Garage	8	5	5					
Maximum Building Coverage	45%	40%	40%	55% ¹	70%	70%	70%	90%
Maximum Impervious Cover	55%	55%	55%	55%	65%	65%	65%	85%
FAR								
							.75:1	.75:1

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 4 Mixed Use, Civic and Industrial Uses shall be built to Commercial Use standards of this PUD
- 5 Commercial Uses within the Residential District shall be limited to :
 - A maximum of 10,000 gross square feet for commercial uses within a center located solely on collector streets or at the intersection of a collector street and a neighborhood street.
 - A maximum of 30,000 gross square feet for commercial uses within a center located at the intersection of a two collector streets.
 - A maximum of 75,000 gross square feet for commercial uses within a center located at the intersection of a collector and an arterial street or solely on an arterial street.

EXHIBIT "I"

WHISPER VALLEY PUD EXHIBIT D-2
MIXED USE DISTRICT
SITE DEVELOPMENT REGULATIONS

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ⁶	Mixed Use Vertical Mixed Use (VMU)
DISTRICT	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Minimum Lot Size					2,000 SF/ Unit	1,200 SF/ Unit	8,000	5,750	5,750
Minimum Lot Width ²					25	20	80	50	50
Minimum Lot Depth								115	100
Front Loaded					80	60	Not permitted ¹		Not permitted ¹
Rear Loaded					80	60	90		90
On Open Space					80	60	90		90
Maximum Height					45	55	60	60	60
Minimum Front Yard									
Principal Structure					12	5	5	0 ³ or 25	0 ³ or 10
Front Load Garage					18	18			
Side Load Garage					10	10			
Porch					5	5			
Minimum Side Yard									
Interior Side					0	0	10	0 or 5	0 or 5
Corner Street Side					12	10	5	5	0 or 5
Minimum Rear Yard									
Principal Structure					5	5	5	5	5
Rear Loaded					5	5	5		5
Building Setback									
Braker Lane					30	30	30	30	30
Taylor Road					30	30	30	30	30
Maximum Building Coverage					70%	70%	70%	90%	90%
Maximum Impervious Cover					70%	70%	70%	90%	90%
FAR							N/A	2:1	N / A

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 6 Any Mixed Use project that is not a Vertical Mixed Use (VMU) shall be built per Commercial Use standards of this PUD

Not Applicable

EXHIBIT "I"

WHISPER VALLEY PUD EXHIBIT D-3
COMMERCIAL DISTRICT
SITE DEVELOPMENT REGULATIONS
(Base Zoning District CS-V)

BUILDING TYPE	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Attached	Single Family Attached	Multifamily	Commercial ⁴	Mixed Use
	Estate Lots	Large Lot	Medium Lot	Small Lot	2 & 3 Units	4 Units Min.	Three or more dwelling units within one or more buildings		Vertical Mixed Use (VMU)
DISTRICT	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Minimum Lot Size								5,750	5,750
Minimum Lot Width ²								50	50
Minimum Lot Depth								115	100
Front Loaded								Not permitted ¹	90
Rear Loaded									
On Open Space									
Maximum Height ⁵								90	90
Minimum Front Yard								0 ³ or 25	0 ³ or 10
Principal Structure									
Front Load Garage									
Side Load Garage									
Porch									
Minimum Side Yard									
Interior Side								0	0 or 5
Corner Street Side								10	0 or 5
Minimum Rear Yard								5	5
Principal Structure								5	5
Rear Loaded									
Building Setback								30	30
Braker Lane								30	30
Taylor Road								90%	90%
Maximum Building Coverage								90%	90%
Maximum Impervious Cover								2:1	N / A
FAR									

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section,
- 4 Mixed Use, Civic and Industrial Uses shall be built to Commercial Use standards of this PUD
- 5 90 foot building height maximums for Areas PA-13, PA-14 and PA-18 shall be limited to 60 feet until improvements to the portions of Taylor Lane that are directly adjacent to the PUD are constructed on a minimum of a MAD4
- Not Applicable

